

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** November 23, 2017

**Applicant:** Karen Brasier, Design 3 Studio for Tracy Boulware, owner

**Property:** 430 Columbia Street, Lot 20, Block 305, Houston Heights Subdivision. The property includes a non-historic 1,095 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Noncontributing modern residence, constructed circa 1940, located in the Houston Heights Historic District South. The existing non-contributing residence will be demolished.

**Proposal:** New Construction – Residence

Construct a 3,400 square foot two-story residence with attached, alley loading garage.

- An overall width of 41', depth of 95' and height of 28'
- First floor eave height of 11', second floor eave height of 20', ridge height of 28'.
- The residence will be clad in 6" horizontal cementitious lap siding and feature wood clad windows.

See enclosed detailed project description on p. 5-12 and application materials for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S   D   NA****S - satisfies   D - does not satisfy   NA - not applicable**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;</p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;</p>  |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;</p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;</p> <p style="margin-left: 20px;">(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and</p> <p style="margin-left: 20px;">(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.</p> |



## PROPERTY LOCATION

## HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



430 Columbia



CURRENT PHOTO



### WEST ELEVATION – FRONT FACING COLUMBIA

PROPOSED



**SOUTH SIDE ELEVATION**

PROPOSED



**NORTH SIDE ELEVATION**

PROPOSED

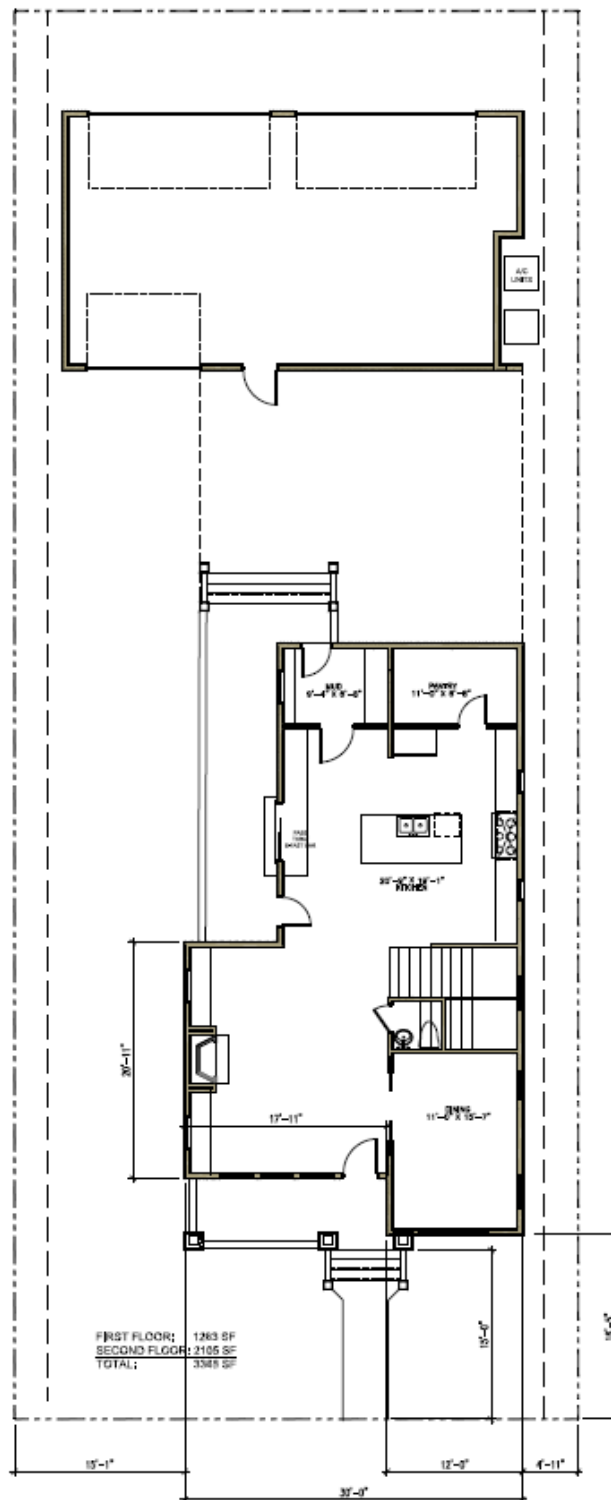


**EAST (REAR) ELEVATION**

PROPOSED



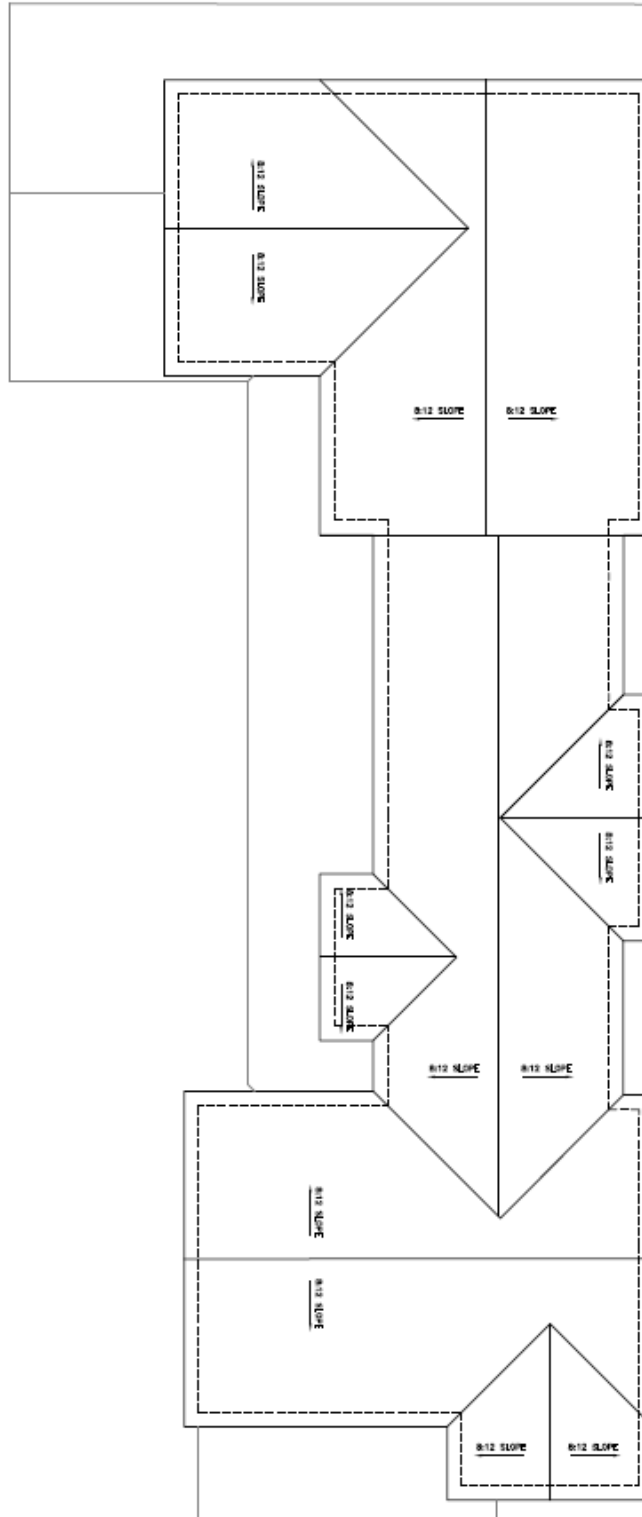
# SITE PLAN PROPOSED







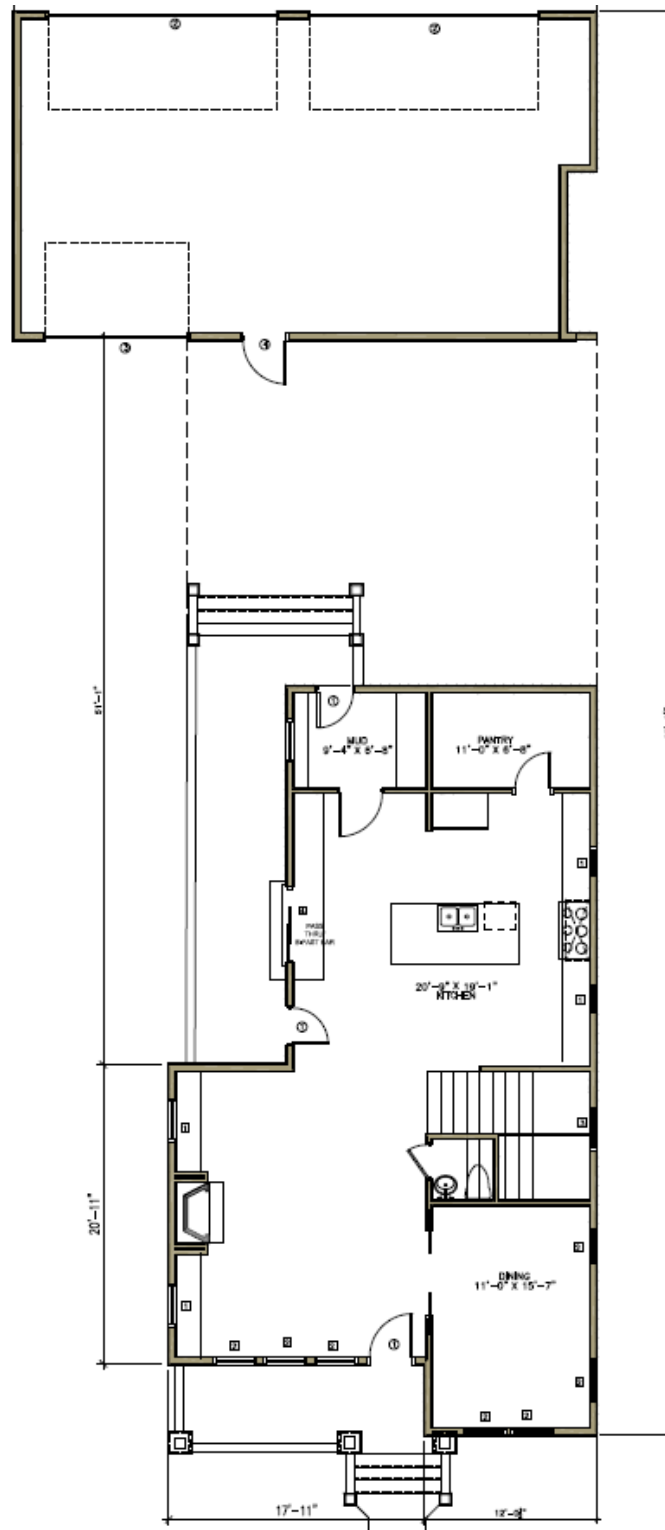
ROOF PLAN  
PROPOSED





# FIRST FLOOR PLAN

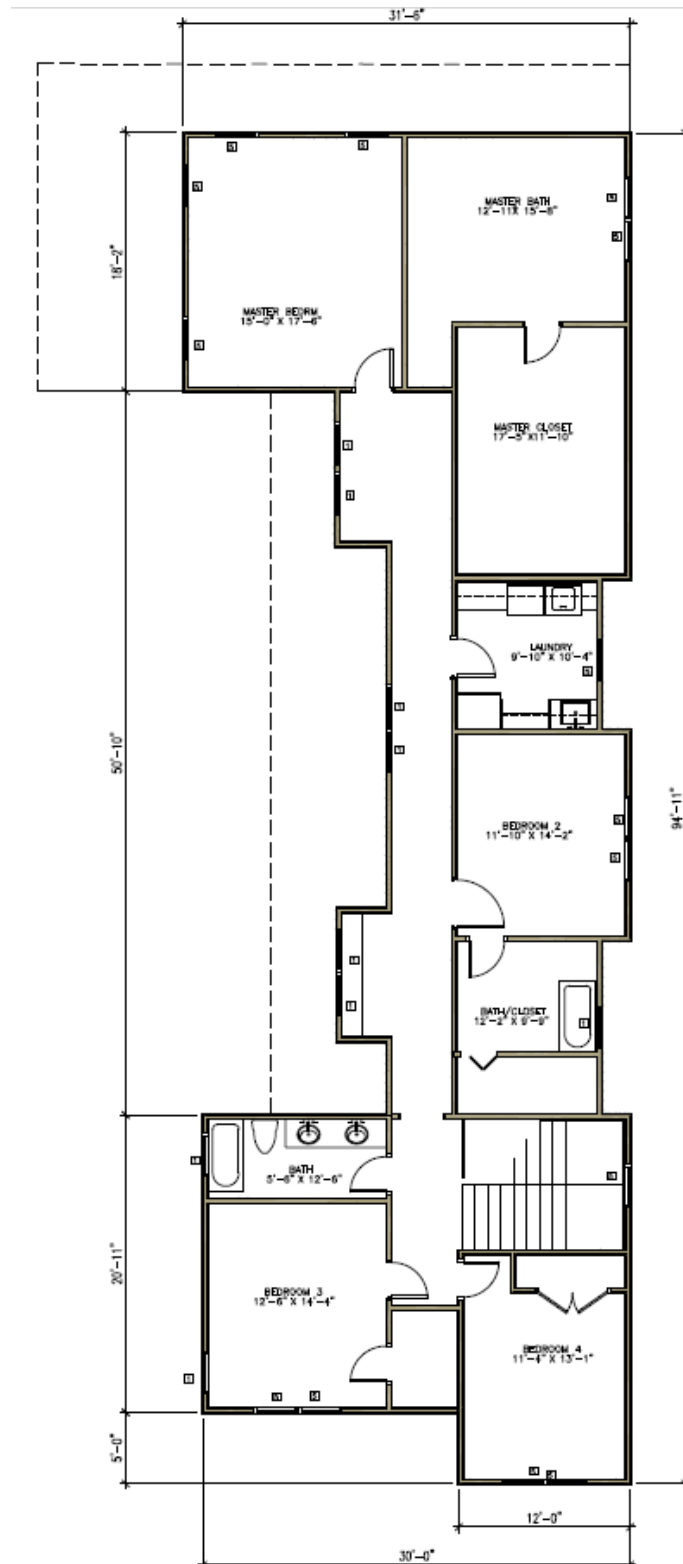
PROPOSED





## SECOND FLOOR PLAN

PROPOSED



## PROJECT DETAILS

**Shape/Mass:** The proposed residence has a front width of 30', depth of 94' – 11" and height of 28' – 2". The attached alley loading garage is 40' – 9 ½" wide and projects 10' past the front wall of the residence.

**Total square footage:** 3,368sqft.

**Setbacks:** The residence will be setback 15' from the west (front); 15' – 1" from the north (side); and 4' – 11" from the south (side).

**Foundation:** The residence will feature a pier and beam foundation with a 30" finished floor.

**Windows/Doors:** The residence will feature 1/1 and fixed wood clad windows and a wood door with a lite in the upper panel. All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

**Exterior Materials:** The residence will be clad in horizontal lap cementitious siding with a 6" reveal.

**Roof:** The side gable roof will feature open rafter tails with a 1' – 4" eave overhang. The first-floor eave height is 10' – 8", second floor eaves are 19' – 11" with a ridge height of 28' – 2". The roof will be clad in standing seam metal.